

North Hills NCOD

Neighborhood Meeting

October 30, 2017

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Agenda

- Introductions
- Neighborhood Conservation Overlay District
- NCOD Process
- Next Steps

What is an NCOD?

- Zoning overlay district
- Usually more restrictive than base zoning
 - Every property has zoning
 - Zoning regulates things like lot size, building setbacks, building height, and permitted uses
- Additional development standards for an identified neighborhood
- Intended to preserve the built character of an area

NCOD Process

Step 1: Citizens petition (February 2017)

- Specific characteristics requested: lot size, lot width, primary street setback, building height

Step 2: Neighborhood study (February – April 2017)

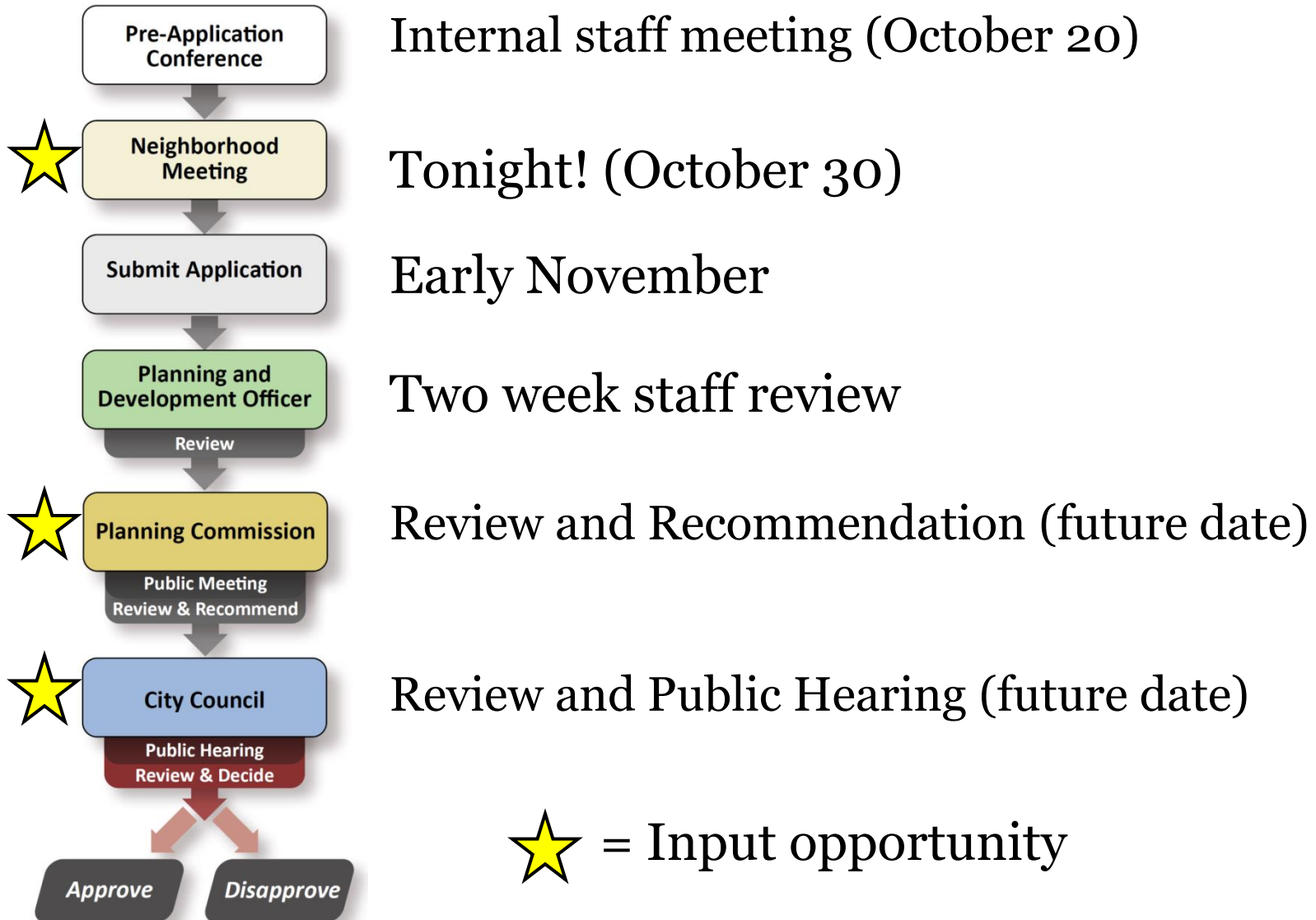
- What is the predominant character?
- Presentation to neighbors in April and Council in May

Step 3: Text Change (October 2017)

- Change to the UDO
- Lot size and width

Step 4: Rezoning

Rezoning Process



Rezoning Area



Sec. 5.4.3.F.11.

North Hills NCOD

	North Hills NCOD
Minimum Lot size	14,000 sf.
Minimum Lot width (interior)	90 ft.
Minimum Lot width (corner)	110 ft.

Sec. 5.4.3.F.11.

North Hills NCOD

Proposed

Existing

	North Hills NCOD	Residential-4 (R-4)
Minimum Lot size	14,000 sf.	10,000 sf.
Minimum Lot width (interior)	90 ft.	65 ft.
Minimum Lot width (corner)	110 ft.	80 ft.

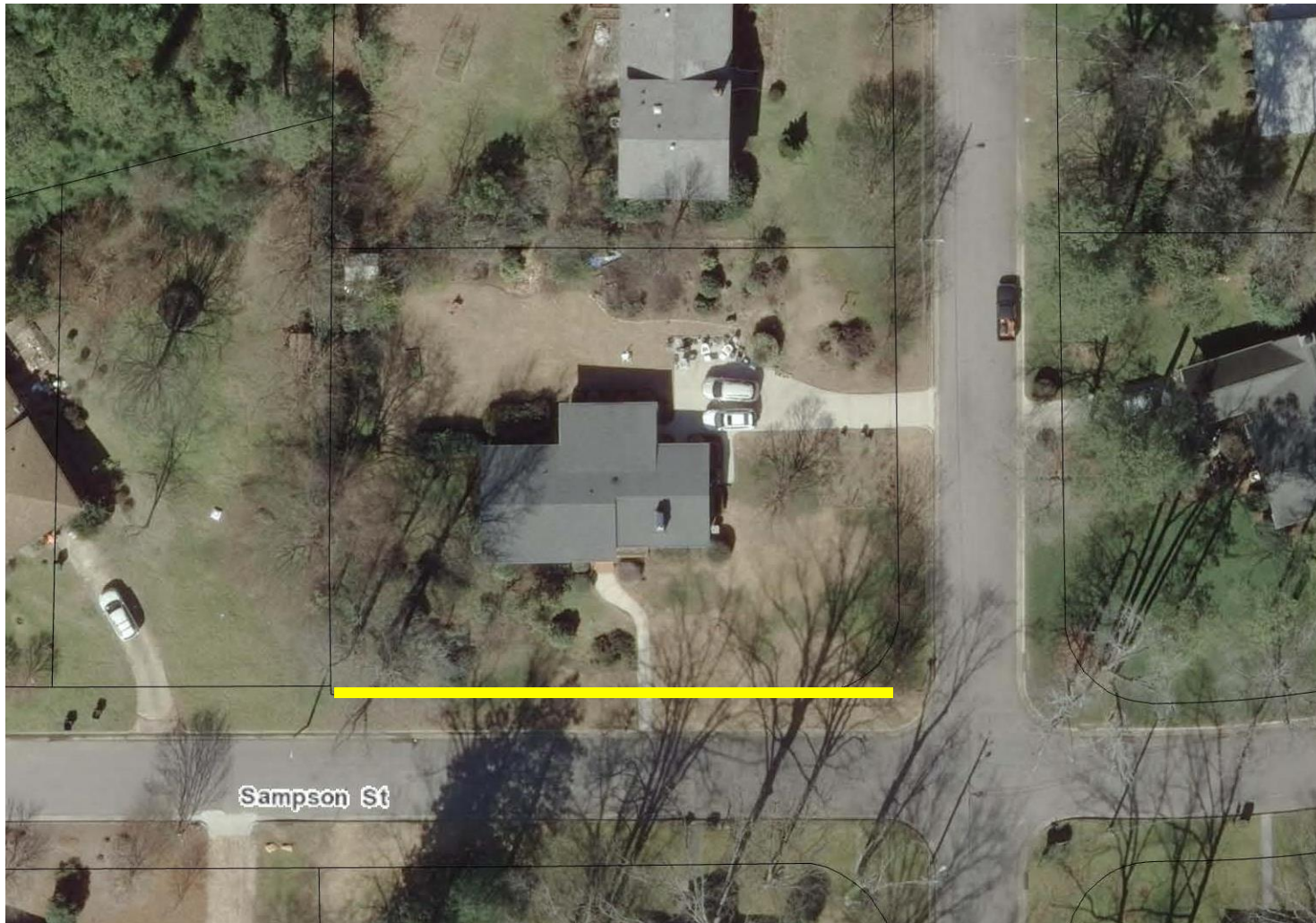
Lot Size



Lot Width (interior)



Lot Width (corner)



Questions

Project webpage on www.raleighnc.gov (search for North Hills NCOD)

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